

IN RE: PETITION FOR SPECIAL HEARING
SE/Corner Landstreet Road
and Thelma Street
8th Election District
3rd Councilmanic District
The Maryland State Fair and
Agricultural Society, Inc.
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 90-217-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special hearing to approve a modified plan for the surface of a parking area, under the provisions of Sections 409.12.B and 409.8.A.2, for the subject property designated as Lots 34 through 39, Section A, and Lots 1 through 23, Section L, all inclusive of Timonium Heights as more particularly described in Petitioner's Exhibit 1.

The Petitioners, by Howard M. Mosner, Jr., Vice President and General Manager, appeared, testified and was represented by Thomas J. Peddicord, Jr., Esquire. Also appearing on behalf of the Petition was Steve Wilechoski, Landscape Architect with Greiner, Inc. There were no Protestants.

Testimony indicated that the subject property consists of 1.81 acres zoned M.R.-I.M. located between Landstreet Road and Thelma Street and is presently unimproved. Petitioner proposes using the subject property as a parking lot. Said property, previously zoned D.R. 3.5, was the subject matter of a prior zoning Case No. 88-253-SPH in which Petitioner was granted a use permit for parking on Lots 1 through 20, inclusive, in Section L of Timonium Heights, which is the largest portion of the subject property. The zoning regulations in effect at that time permitted commercial parking in a residential zone. Petitioner was also granted permis-

sion to use an aggregate paving system for the lot in lieu of an asphalt or concrete durable and dustless surface, subject to numerous restrictions in an effort to reduce its impact upon the residential community to the north of the subject site. Following the 1988 comprehensive zoning cycle, the subject property was rezoned to M.R.-I.M. That zoning extended to the additional lots shown on Petitioner's Exhibit 1 as Lots 34 through 39, Section A, and Lots 1 through 23, Section L, of Timonium Heights. Petitioner proposes a modified paving plan, pursuant to Section 409.12.B. Said Section permits the Zoning Commissioner to approve a modified parking plan following a public hearing, pursuant to Section 409.8B.1 if the requirements for the parking spaces or loading spaces as set forth in Section 409 would create an undue hardship upon Petitioner. Section 409.8B.1, Business or Industrial Parking in Residential Zones, concerns use permits for parking which was what was granted for most of the land in Case No. 88-253-SPH under a previous regulation. Petitioner's plan proposes an aggregate paving surface which does not comply with the durable and dustless requirements. The testimony and evidence presented indicated there will be a 6-inch deep base of large dustless stones covered with a 2-inch layer of smaller 1/2 inch dustless stones to create what would commonly be referred to as a stone parking lot. Petitioner contends that as a result of an erosion and storm water management problem to the western end of the subject site to pave the parking lot would increase the water runoff and add to the flooding problem. The stone surface proposed will allow the infiltration of water into the ground. The parking area will mainly be used as a storage lot for large trucks and trailers used during the course of the operation of the Timonium Fairgrounds, particularly during the Maryland State Fair and other large agricultural projects

which take place during the year. As such, the use of this particular lot is expected to be sporadic. Lighting for the lot will be installed in such a manner that it will be directed away from the residential properties to the north and mounted on poles no more than 14 feet in height. Petitioner will provide a landscape buffer along the north property line to separate the residential uses from the commercial parking lot. Both Messrs. Mosner and Wilechoski testified as to the requirements set forth in Section 409.8B.2 concerning the use of the property; however, it is clear that trucks, trailers and buses will be stored on the subject property. The modified plan language in 409.12.B. permits the Zoning Commissioner to modify the plan if deemed appropriate. At this particular location, given its zoning classification of M.R.-I.M., the Zoning Commissioner believes the relief requested is appropriate. Further, it appears that the requirements of Section 502.1 will be met by this project.

It is clear that the B.C.Z.R. permits the use proposed in a M.R.-I.M. zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a spe-

cial exception use, irrespective of its location within the zone.
Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the relief requested in the Petition for Special Hearing should be granted with certain restrictions as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the Petition for Special Hearing should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 4th day of January, 1990 that the Petition for Special Hearing to approve a modified plan for the surface of a parking area, under the provisions of Sections 409.12.B and 409.8.A.2, for the subject property designated as Lots 34 through 39, Section A, and Lots 1 through 23, Section L, all inclusive of Timonium Heights, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

1) The Petitioner may apply for its use permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2) Petitioner shall prepare a landscaping plan for approval by the Baltimore County Landscape Planner. A

copy of the approved plan shall be submitted to the Zoning Commission's Office for inclusion in the case file. The vegetative buffer required shall be maintained at all times by Petitioner and all deceased or dying shrubs replaced as necessary.

3) Within thirty (30) days of the date of this Order, Petitioner shall submit a new site plan reflecting the accurate zoning history of the subject property.

4) Fencing around the subject lot shall be made of the same materials as required in previous Case No. 88-253-SPH, amended. Further, the fencing along the north property line and along Thelma Street shall be constructed out of the same materials required as part of the amended Order in the aforementioned matter.

5) Petitioner shall treat the parking lot with calcium chloride every April, and July. Further, written verification of compliance with this restriction must be submitted to the Zoning Commissioner on or before December 1 of each year indicating the date of treatment and the name of the company performing such treatment.

6) Petitioner shall not permit any individual person or group of persons to live, reside or sleep on the parking lot or on any of the land covered by this Order.

7) Petitioner shall keep the subject parking area clear and free of all trash and debris at all times the lot is in use.

8) When applying for the use permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

J. Robert Haines
Zoning Commissioner
for Baltimore County

JRH:bjs

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

Thomas J. Peddicord, Jr., Esquire
Marlow, Peddicord & Young
404 Allegheny Avenue
Towson, Maryland 21204

Dennis F. Rasmussen
County Executive

RE: PETITION FOR SPECIAL HEARING
SE/Corner Landstreet Road and Thelma Street
8th Election District - 3rd Councilmanic District
The Maryland State Fair and Agricultural Society, Inc. - Petitioner
Case No. 90-217-SPH

Dear Mr. Peddicord:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjs

cc: People's Counsel

File

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-217-SPH

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a modified plan, under the provisions of Sections 409.12.B. and 409.8.A.2, for the surface of a parking area for use by The Maryland State Fair and Agricultural Society, Inc. on the property designated as Lots 34 through 39, Section A, and Lots 1 through 23, Section L, all inclusive of Timonium Heights.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

Thomas J. Peddicord, Jr., Esq.

(Type or Print Name)

Signature

Marlow, Peddicord & Young, P.A.

404 ALLEGHENY AVENUE

Address

Towson, Maryland 21204

City and State

Attorney's Telephone No.: (301) 821-1013

Legal Owner(s):

The Maryland State Fair & Agricultural

(Type or Print Name)

Signature

By: Howard M. Mosner, Jr.

(Type or Print Name)

Signature Vice-President & General

Manager

P. O. Box 188 (301) 252-0200

Address Phone No.

Timonium, Maryland 21093

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Howard M. Mosner, Jr.

P. O. Box 188

Timonium, MD 21093 (301) 252-0200

Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 22 day of Sept, 1989, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 8th day of Dec, 1989, at 11 o'clock A.M.

J. Robert Haines
Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 27, 1989

Thomas J. Peddicord, Jr., Esquire
Marlow, Peddicord & Young, P.A.
404 Allegheny Avenue
Towson, MD 21204

RE: Item No. 59, Case No. 90-217-SPH
Petitioner: The MD State Fair, et al
Petition for Special Hearing

Dear Mr. Peddicord:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning act requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. Howard M. Mosher, Jr.
The MD State Fair & Agricultural Society
P.O. Box 189
Timonium, MD 21093

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
County Office Building
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner



Your petition has been received and accepted for filing this
22nd day of September, 1989.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Md State Fair & Agricultural, et al
Petitioner's Attorney: Thomas J. Peddicord, Jr.

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building
Towson, Maryland 21204
(301) 887-3554

RECEIVED
AUG 31 1989
ZONING OFFICE

August 25, 1989

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 50, 56, 57, 60, 61, 62, 63, 64, and 569.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF/lvw

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500
Paul H. Reincke
Chief



J. Robert Haines, Zoning Commissioner
Office of Planning & Zoning
Baltimore County Office Building
Towson, Maryland 21204

Re: Property Owner: The Maryland State Fair & Agricultural Society, Inc.

Location: SEC Landstreet Road and Thelma Street

Item No.: 59

Zoning Agenda: August 22, 1989

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- (x) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Pat Keller*
Planning Group
Inspection Division

NOTED & APPROVED: *Capt Wm Brady*
Fire Prevention Bureau

BALTIMORE COUNTY, MARYLAND ZONING OFFICE

INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner
DATE: December 4, 1989

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Zoning Petition No. 90-217, Item 59
The Maryland State Fair & Agricultural Society, Inc.

The Petitioner requests a Special Hearing to approve a modified plan for the surface of a parking area for use by the Maryland State Fair and Agricultural Society, Inc.

Staff supports the Petitioner's request, however, the following conditions are recommended:

- Parking of vehicles should be limited to a specified period during the time of the State Fair as determined by the Zoning Commissioner.
- No illumination of this parking lot shall be permitted.
- No refrigerated trucks shall be permitted closer than 100 feet to a residence.
- The Petitioner shall file a landscape plan for approval prior to the issuance of any building permits.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK:JL:ggl
90217/2AC1

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 28, 1989

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 108 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 on Friday, December 8, 1989 at 11:00 a.m.
Petition for Special Hearing
Case number: 90-217-SPH
SEC Landstreet Road and Thelma Street
8th Election District
Petitioner(s): The Maryland State Fair & Agricultural Society, Inc.

Baltimore County
Department of Environmental Protection
& Resource Management
County Office Building
401 Bayley Avenue
Towson, Maryland 21204
(301) 887-3733
Robert W. Sheesley
Director
August 28, 1989

Bureau of Air Quality Management
300 East Towsontown Boulevard
Towson, MD 21204
(301) 887-3775

RECEIVED
SEP 8 1989
ZONING OFFICE
Dennis F. Rasmussen
County Executive

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, MD 21204

Dear Mr. Haines:

Comments on Zoning Advisory Committee meeting, Item #59 are as follows:

Property Owner: The Maryland State Fair and Agricultural Society, Inc.
Location: SEC Landstreet Road
Existing Zoning: MR IM
Proposed Zoning: 1.81 acres
Area: 8th Election District
District:

This office recommends approval of a stone paving surface in lieu of the required durable and dustless surface. All ingress-egress roads are to have the appropriate amount of stone (crusher-run) applied and maintained in addition to the parking areas.

All traffic and parking areas must be treated as stated in Environment Article 26.11.06.04 D (2) in order to prevent particulate matter from becoming airborne.

No less than once a year, crusher-run is to be added to or replenished to insure existing stone surfaces are treated in accordance with control of airborne particulate regulations and policy.

Very truly yours,

Robert C. Merrey, Jr.
Robert C. Merrey, Jr., Director
Division of Support Services
Bureau of Air Quality Management

tk

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

NOV 9 1989

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 108 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Special Hearing
CASE NUMBER: 90-217-SPH
SEC Landstreet Road and Thelma Street
8th Election District - 3rd Councilmanic
Petitioner(s): The Maryland State Fair & Agricultural Society, Inc.
HEARING: FRIDAY, DECEMBER 8, 1989 at 11:00 a.m.

Special Hearings To approve a modified plan for the surface of a parking area for use by the Maryland State Fair and Agricultural Society, Inc. on the property designated as Lots 34 through 39, Section A and Lots 1 through 23, Section L, all inclusive of Timonium Heights.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

NOTE:

(If "PHASE II" of the "SNOW EMERGENCY PLAN" is in effect in Baltimore County on the above hearing date, the hearing will be postponed. In the event of snow, telephone 887-3391 to confirm hearing date.)

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

DATE: 12/5/89



The Maryland State Fair & Agricultural Society, Inc.
c/o Howard M. Mosher, Jr.
P. O. Box 189
Timonium, Maryland 21093

Re: Petition for Special Hearing
CASE NUMBER: 90-217-SPH
SEC Landstreet Road and Thelma Street
8th Election District - 3rd Councilmanic
Petitioner(s): The Maryland State Fair & Agricultural Society, Inc.
HEARING: FRIDAY, DECEMBER 8, 1989 at 11:00 a.m.

Gentlemen:

Please be advised that \$144.11 is due for advertising and posting of the above mentioned property.

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account # R001-6150

Receipt No. 601

Date: 12/08/89

Public Hearing Fees

080 - POSTING SIGNS / ADVERTISING 1 X \$144.11

TOTAL: \$144.11

LAST NAME OF OWNER: MD ST. FAIR AND

Please make checks payable to Baltimore County

Cashier Validation

hearing date.)

[illegible]

MOST RECENT COMMERCIAL PERMITS:

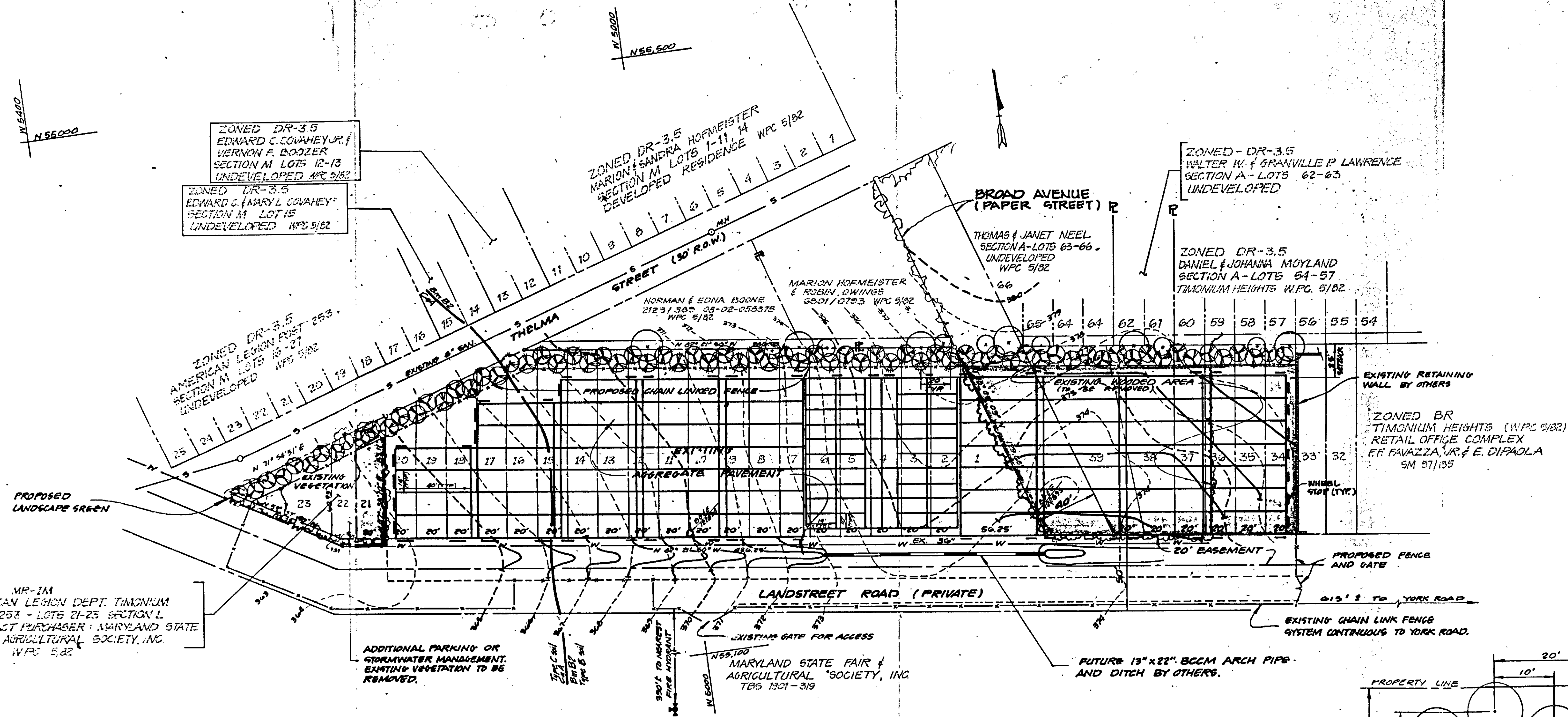
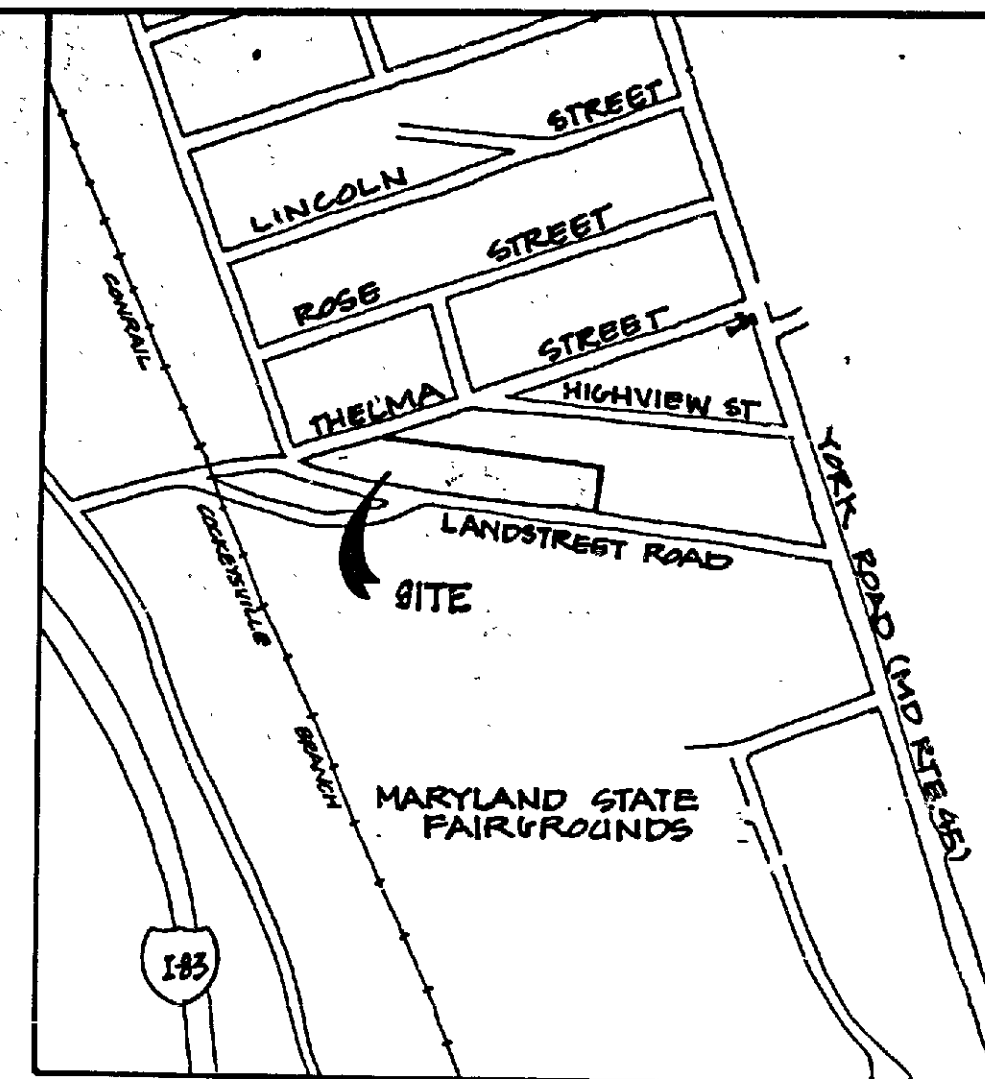
PROJECT: MARYLAND STATE FAIR/ILLION: C 065-88-100144
 RETAINING WALLS: C 065-88-100248
 GRADING: GRC 367-88-100879
 DNR FAIR/ILLION: C 368-88-100880

PARKING REQUIREMENTS:

REQUIRED SPACES = NONE
 SPACES PROVIDED: CARS = 50
 TRUCKS = 50
 PARKING STALL DIMENSIONS: CARS = 19'x10'
 TRUCKS = 40'x14'

ZONING HISTORY:

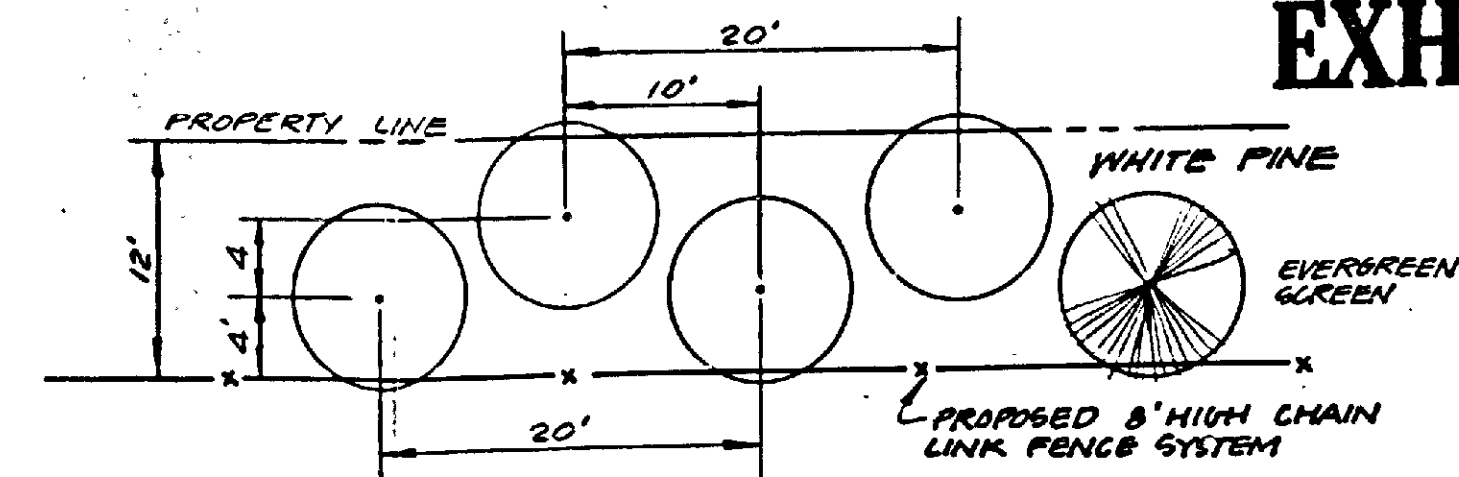
1. TEMPORARY USE PERMIT - CASE NO. 88-263 SPH
 APRIL 5, 1988, APRIL 18, 1988
2. LOTS 1-23 SECTION L & LOTS 34-39 SECTION A
 REZONED FROM DR-3.5 TO MLR-1M THROUGH
 BALTIMORE COUNTY COMPREHENSIVE REZONING
 PROCESS, 1988. PARKING IS NOW A USE PERMITTED
 AS A RIGHT.
3. BROAD STREET: PORTION LYING BETWEEN LOT 1
 SECTION L & LOT 39 SECTION A CLOSED BY
 COUNTY EXECUTIVE, MAY 9TH, 1987.



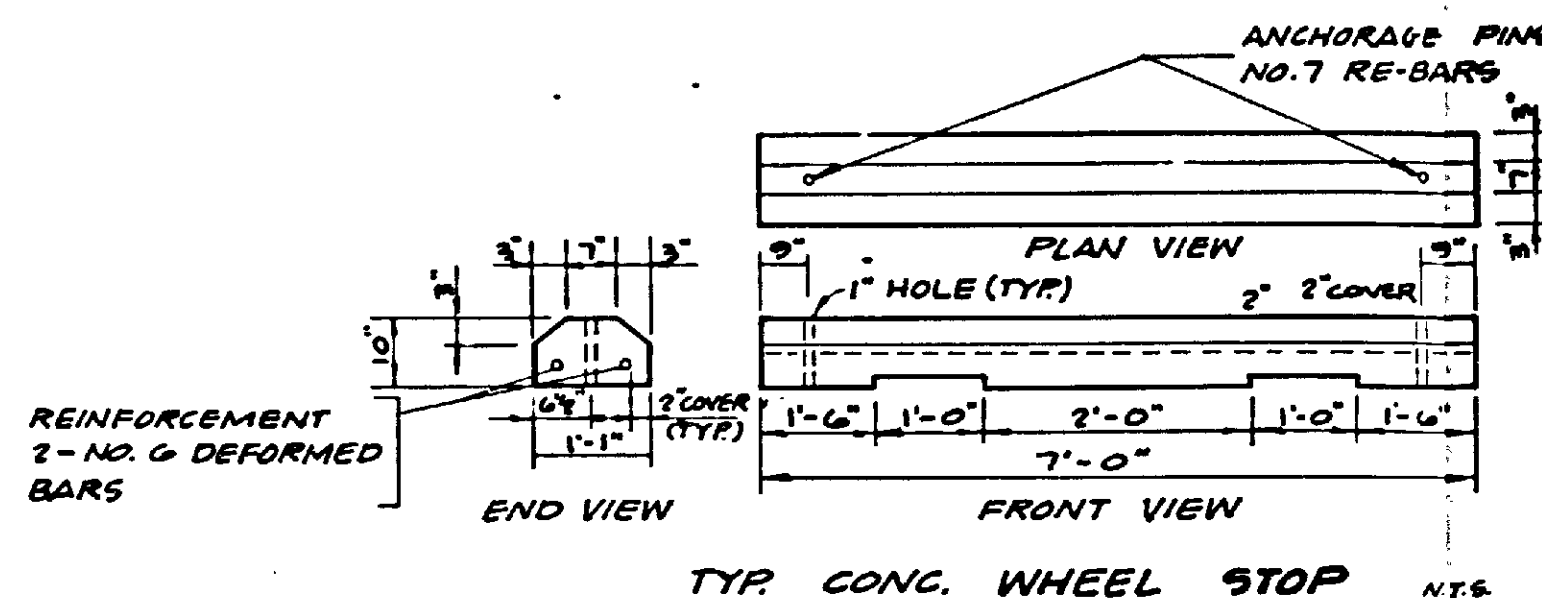
GENERAL NOTES

1. OWNER - MARYLAND STATE FAIR & AGRICULTURAL SOCIETY
2. 8TH ELECTION DISTRICT
3. 3RD COUNCIL DISTRICT
4. ZONED: MR-1M
5. SUBDIVISION: PLAT OF TIMONUM HEIGHTS
 LIBER 5, FOLIO 82
 SECTION L: LOTS 1-23
 SECTION A: LOTS 34-39
6. PROPERTY SIZE: 1.01 ACRES
7. SITE SOILS: BALTIMORE & CAPTINA SILT LOAM
8. PROPOSED AGGREGATE SURFACE - COMAR REGULATION
 NO. 10.18.06.03 D (1)(b) SHALL BE COMPLIED WITH
 BY PERIODIC APPLICATIONS OF WATER OR CALCIUM
 CHLORIDE
9. PROPOSED USE: PARKING (MULTIPLE USE)
10. BOUNDARY AND TOPOGRAPHICAL SURVEY BY
 GREINER, INC. JULY 1987.
11. TYPICAL PAVEMENT SECTION SHOWN IS SIMILAR
 TO EXISTING PAVEMENT SECTION.
12. CHAIN LINK FENCE SHALL INCORPORATE SLATING INTO
 THE WEAVE OF THE CHAIN LINK FABIC.

PETITIONER'S EXHIBIT 1



QUAN.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
72	Pinus strobus	White Pine	5'-6" HT	3/8"
6	Acer rubrum	Red Maple	2'-2 1/2" cal.	5/8"
3	Cornus Florida	Flowering Dogwood	1 1/2" cal.	8/8"



TYP. CONC. WHEEL STOP N.T.S.

TYP. PAVEMENT SECTION N.T.S.

DATE	REVISIONS

OWNER/DEVELOPER
 MARYLAND STATE FAIR & AGRICULTURAL
 SOCIETY
 P.O. BOX 180
 LUTH-TIMONUM, MD 21093
 (301) 252-0200

PARKING FACILITY FOR THE MARYLAND STATE FAIR/ILLION

SCALE: AS SHOWN
 DATE: JULY 26, 1989
 DESIGN: EDV
 DRAWN BY: SCW
 CHECKED BY: FRP

Greiner Inc.

2219 YORK ROAD, SUITE 200
 TIMONUM, MARYLAND 21093-3111

(301) 561-0100

ETHEL C. WILKINSON
Signature of Applicant

6/16/70
Date

STANLEY C. LUKASZ
Signature of Applicant

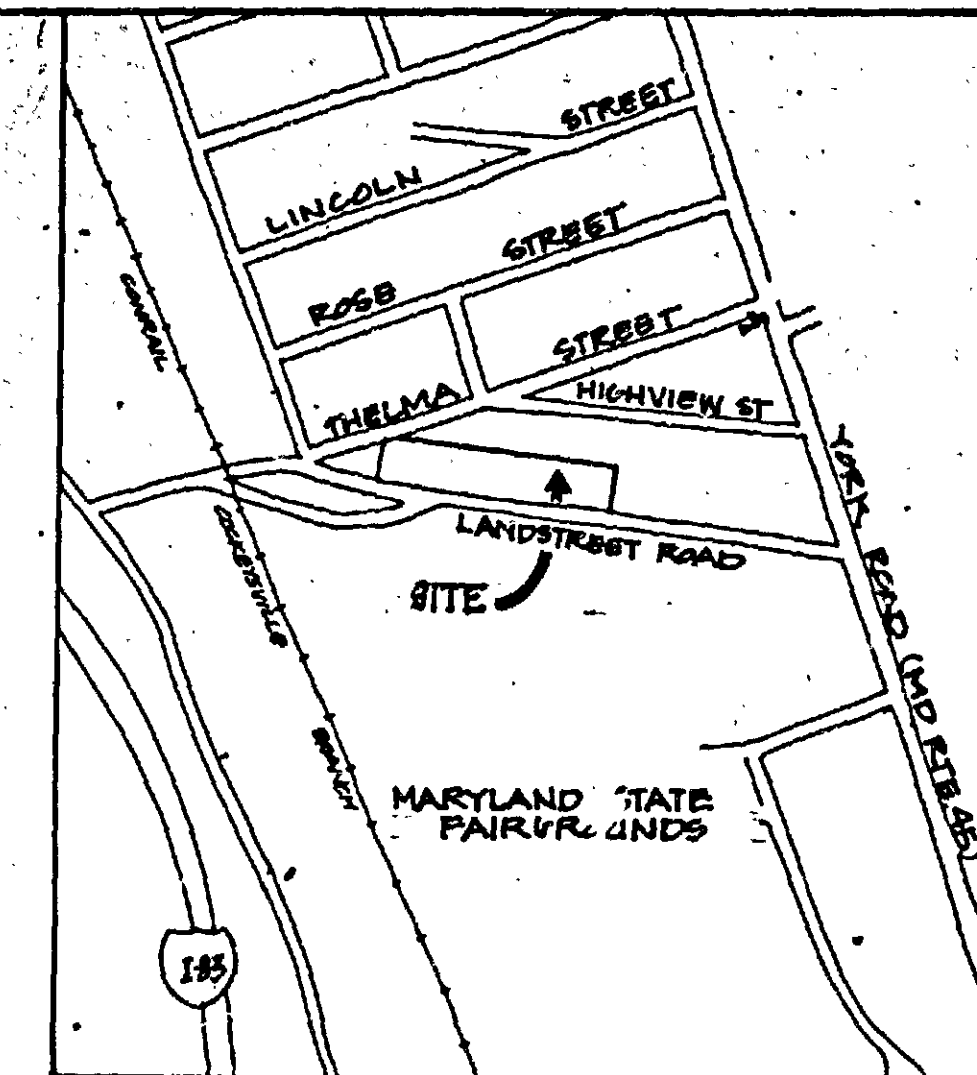
6/16/70

ZONED MR-2M
 AMERICAN LEGION DEPT. FINANCIAL
 POST 261 - LOTS 21-23 SECTION 1
 CONTRACT NUMBER 15912 AND 9
 FAIR & AGRICULTURAL SOCIETY, INC
 WPT 54

PARKING REQUIREMENTS:
REQUIRED SPACES = NONE
SPACES PROVIDED: CARS = 50
TRUCKS = 50
PARKING STALL DIMENSIONS: CARS = 19' x 10
TRUCKS = 40' x 14

ZONING HISTORY:

1. TEMPORARY USE PERMIT - CASE NO. 88-263 5PM
APRIL 5, 1988, APRIL 18, 1988
2. LOTS 1-23 SECTION L & LOTS 34-39 SECTION A
REZONED FROM DR.35 TO MLR 1M THROUGH
BALTIMORE COUNTY COMPREHENSIVE REZONING
PROCESS, 1988. PARKING IS NOW A USE PERMITTED
AS A RIGHT.
3. BROAD STREET: PORTION LYING BETWEEN LOT 1
SECTION L & LOT 39 SECTION A CLOSED BY
COUNTY EXECUTIVE, MAY 31ST, 1989.



VICINITY MAP
SCALE: 1"=500'

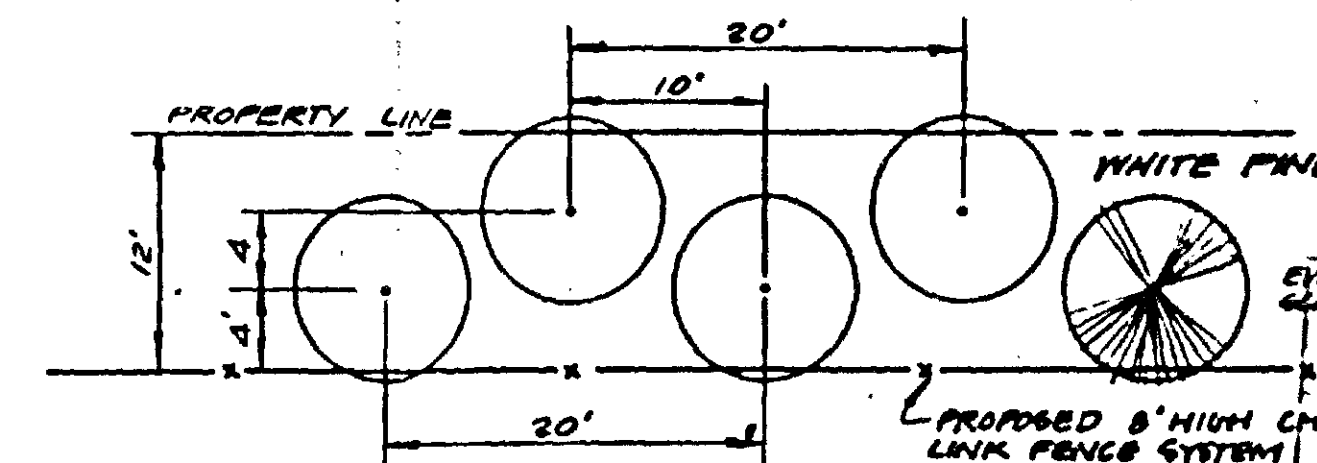
GENERAL NOTES

1. OWNER - MARYLAND STATE FAIR & AGRICULTURAL SOCIETY
2. 8TH ELECTION DISTRICT
3. 3RD COUNCIL DISTRICT
4. ZONED: MR-1M
5. SUBDIVISION: PLAT OF TIMONIUM HEIGHTS
LIBER 5 FOLIO 82
SECTION 1, LOTS 1-23
SECTION A, LOTS 34-39
6. PROPERTY SIZE: 1.01 ACRES
7. SITE SOILS: BALTIMORE & CAPTINA SILT LOAM
8. PROPOSED AGGREGATE SURFACE - CONAR REGULATION
NO. 10.10.00.03 D (1)(b) SHALL BE COMPLIED WITH
BY PERIODIC APPLICATIONS OF CALCIUM
CHLORIDE
9. PROPOSED USE: PARKING (MULTIPLE USE)
10. BOUNDARY AND TOPOGRAPHICAL SURVEY BY
GREINER, INC. JULY 1989.
11. TYPICAL PAVEMENT SECTION SHOWN IS SIMILAR
TO EXISTING PAVEMENT SECTION.
12. CHAIN LINK FENCE SHALL INCORPORATE SLATING INTO
THE WEAVE OF THE CHAIN LINK FABRIC (SEE SPEC. TYP. SECT.
13. All nursery stock shall be planted in accordance with the American
Association of Nurserymen, Inc., "American Standards for Nursery
Stock", latest edition.
Bare-root shall not be allowed for any tree defined as major
deciduous, minor deciduous or evergreen.

14 ALL PLANTING SHALL BE PERFORMED IN ACCORDANCE WITH "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE, MARYLAND METROPOLITAN AREA" WITH A ONE-YEAR MAINTENANCE AND WARRANTY PERIOD.

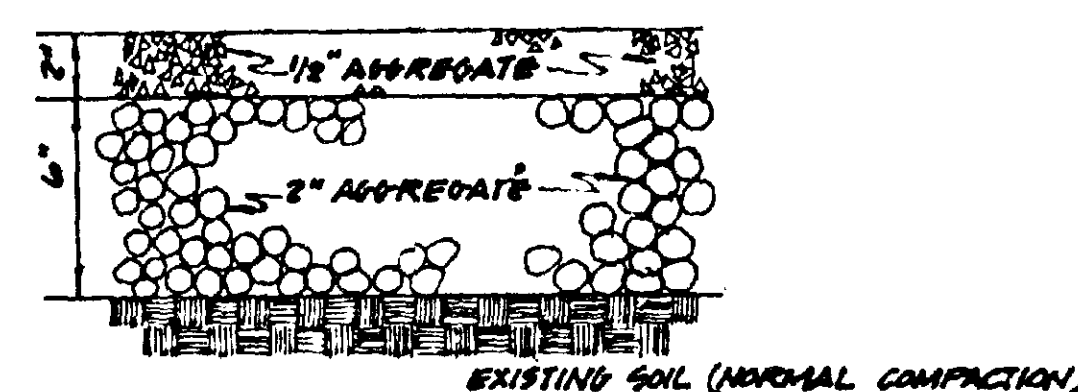
BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
LANDSCAPE PLAN APPROVED

by Cheryl Hanks
date 8-7-9

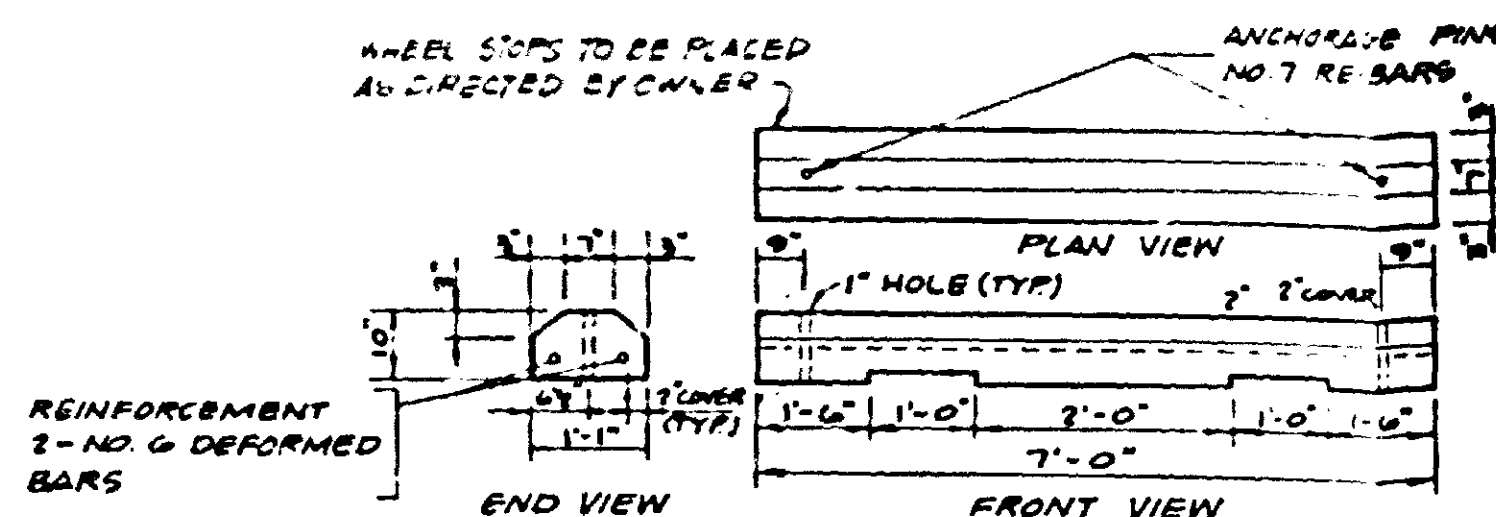


TYPICAL PLANT SPACING
SCALE 1"=10'

DESIGNATION	QUAN.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
E-1	60	<i>Pinus strobus</i>	White Pine	5'-6" HT	B/B
T-2	6	<i>Acer rubrum</i>	Red Maple	8'-24" cal.	B/B
T-2	7	<i>Cornus florida</i>	Flowering Dogwood	14"-24" cal.	B/B



TYP. PAVEMENT SECTION N.T.S.



TYP. CONC. WHEEL STOP 475

[illegible]

OWNER / DEVELOPER
MARYLAND STATE FAIR / AGRICULTURAL
SOCIETY
P.O. BOX 180
LUTH-TIMONIUM, MD 21093
(301) 252-0200

LANDSCAPE PLAN

PARKING FACILITY

FOR THE MARYLAND STATE FAIRGROUNDS

SCALE: AS SHOWN
DATE: AUGUST 16, 1964
DESIGN: 624
DRAWN BY: SCW
CHECKED BY: FR

Greiner Inc.

2219 YORK ROAD, SUITE 200
TIMONIUM, MARYLAND 21093-311

(301) 561-0100



STAN C. VAN ZEE